



ALGARTH ROAD, POCKLINGTON YO42

£600,000



An outstanding family home, offering a rare opportunity to live within a prime residential area with impressive reception space and a stunning landscaped and private garden.

This is a beautiful, welcoming, and stylish home which is presented in excellent condition and has been meticulously cared for. The property has fantastic accommodation of about 2284sqft in total and is perfectly enhanced for modern family living, being situated within a charming and historic market town on the edge of the Yorkshire Wolds. This is an accessible location, with easy access to the amenities this popular town has to offer.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enhance this property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the town centre with its superb selection of independent retailers. The house benefits from beautiful reception space and four generous bedrooms.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band C	<b>EPC Rating</b> Band C
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# Property Description.

The generous and naturally bright entrance hall offers a welcoming feel to the house, it has two coat cupboards, a central staircase with double-height ceilings to the first-floor landing and a useful space to one side for furniture. The adjacent sitting room has views onto tree lined Algarth Road, this impressive room has an inviting feel, there is a lovely bay window, and it offers plenty of space for entertaining.

The entrance hall leads separately into the family room with dining area. This has attractive proportions, a ceramic tiled floor and bi-folding doors lead into the garden and provides family friendly and sociable space. The adjacent open plan kitchen, with a dual aspect, offers a stunning statement at the heart of this property. It has been fitted with tasteful and high quality, shaker style wall and base units, complemented by a granite worksurface. Bi-folding doors offer direct access into the garden, together with allowing the room to flood with natural light. A central island, also with a granite worksurface incorporates a breakfast bar, a pull-up three socket fitment with USB charger, there are three drawers and cupboards to two sides. A glass front wall unit provides space for displaying items and integrated appliances include a fridge / freezer, oven, grill, five ring gas hob, dishwasher, and extractor hood. There is an additional integrated ceiling extractor fan. The kitchen provides an excellent range of storage space with high quality and tasteful fixtures.

The family room, with dining area and kitchen have been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life. A generous under stair cupboard is located off the family room.

A utility room, also with a ceramic tiled floor, has a tall larder style cupboard, plumbing for a washing machine, sink, boiler, worksurface and doors leading to the garden and integral double garage.





# Property Description.

There is a ground floor double bedroom with laminate flooring and views onto the attractive rear garden and a WC is adjacent. Plumbing for a future shower is accessible, allowing this to be easily changed to a shower room, making this a perfect ground floor guest shower room or en-suite for the bedroom. There are full height ceramic tiled floor and walls, a heated towel rail, modern white fittings, a quartz worksurface below the wash hand basin and two drawers below.

The generously sized, galleried landing has a linen cupboard with a hot water tank. The principal bedroom offers tremendous space, there are two double integrated wardrobes with good depth and further storage capacity hidden within the eaves. The en-suite shower room has modern, high-quality fittings with a walk-in shower, fully tiled surround, Karndean flooring and a heated towel rail. This main bedroom suite has beautiful views onto the rear garden. Bedroom two is also an especially generous room which benefits from integrated wardrobes with deep space. Bedroom three has a dual aspect, with a TV and telephone point.

The family bathroom with its modern, white fittings and Karndean floor, has a bath, with fully tiled walls to the bath and half tiled walls elsewhere. There is a heated towel rail and Aqualisa 'Rise' Digital bath & shower controls to operate the bath and shower hot and cold water.

The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing throughout, there are rooms with deep skirtings, KCOM full fibre is installed, there is an alarm and a HIVE smart control system. The quality of finish and attention to detail here is not seen in many houses.

The integrated double garage has an electric up and over vehicle door, concrete floor, electricity, and windows to the side.











# Outside.

There is a lawned garden to the front, with ample off-street parking for multiple vehicles on the graveled drive. There is a block brick area by the front door, mature borders with shrubs and there is access to the rear garden from both sides of the house.

The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the kitchen and dining / family room is perfect for entertaining being adjacent to the bi-folding doors from each room. There is a rich variety of mature borders providing texture and colour throughout the year.

There is a tap, mature hedges, and a decked seating area to enjoy the quiet ambience and privacy.





## Location.

Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

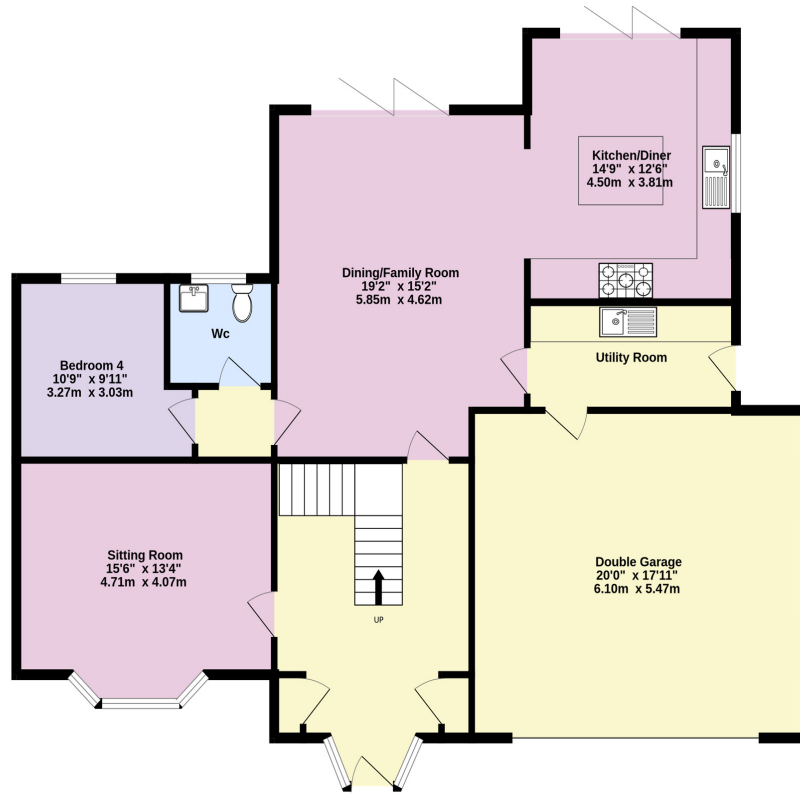
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

Beverley, about seventeen miles south-east, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers.

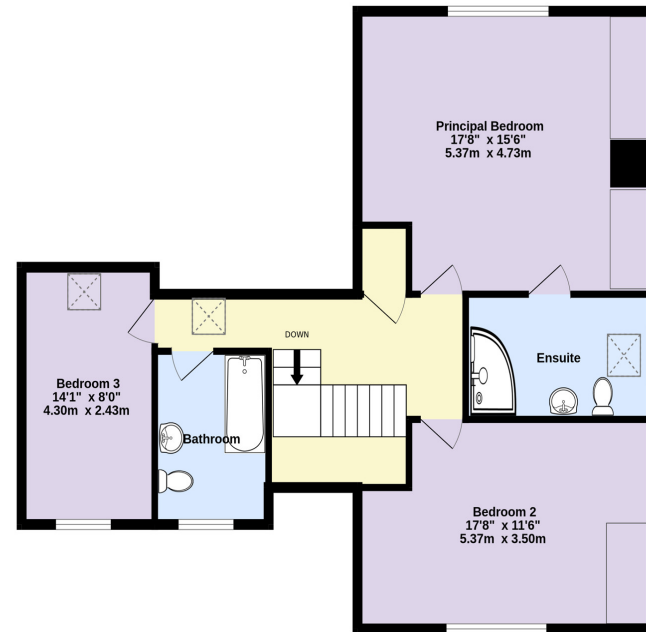
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 2284 sq.ft. (212.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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